

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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|-------------------------------|--------------------------------------|
| Address | |
| Including suburb and postcode | 1/4 Kumala Road, Bayswater, VIC 3153 |

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| | | | |
|-------------|-----------|---|-----------|
| Price Range | \$650,000 | & | \$715,000 |
|-------------|-----------|---|-----------|

Median sale price

| | | | | | |
|---------------|------------|---------------|------------|--------|------------------|
| Median price | \$761,000 | Property Type | House | Suburb | Bayswater (3153) |
| Period - From | 01/04/2024 | to | 30/06/2024 | Source | REIV |

Comparable property sales

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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| This Statement of Information was prepared on: | 14/08/2024 |
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